067.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	967,000 / 967,000
					USE VALUE:	967,000 / 967,000
					ASSESSED:	967,000 / 967,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WARD BRUCE D & CHERYL A/TRS	
Owner 2:	WARD FAMILY REVOCABLE TRUST	
Owner 3:		
Street 1:	69 RICHFIELD RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	WARD BRUCE D & CHERYL A -
Owner 2:	-
Street 1:	69 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1931, having primarily Vinyl Exterior and 1744 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6959.000	523,500	3,400	440,100	967,000
Total Card	0.160	523,500	3,400	440,100	967,000
Total Parcel	0.160	523,500	3,400	440,100	967,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 554.47 /Parcel: 554.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42661
GIS Ref
GIS Ref
Insp Date 04/10/14

PREVIOUS ASSESSMENT

Parcel ID 067.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	523,500	3400	6,959.	440,100	967,000		Year end	12/23/2021
2021	101	FV	509,600	3400	6,959.	440,100	953,100		Year End Roll	12/10/2020
2020	101	FV	509,700	3400	6,959.	440,100	953,200	953,200	Year End Roll	12/18/2019
2019	101	FV	372,700	3400	6,959.	408,700	784,800	784,800	Year End Roll	1/3/2019
2018	101	FV	372,700	3400	6,959.	408,700	784,800	784,800	Year End Roll	12/20/2017
2017	101	FV	372,700	3400	6,959.	358,400	734,500	734,500	Year End Roll	1/3/2017
2016	101	FV	372,700	3400	6,959.	327,000	703,100	703,100	Year End	1/4/2016
2015	101	FV	353,000	3400	6,959.	289,200	645,600	645,600	Year End Roll	12/11/2014

!5707!

PRINT

Date	Time
12/30/21	02:37:55

LAST REV

Date	Time
06/05/18	08:34:53
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5707

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARD BRUCE D &	67173-568		4/29/2016	Convenience	1	No	No		
WARD BRUCE D &	64235-440		9/16/2014	Convenience	1	No	No		
WARD BRUCE D &	63734-275		6/10/2014	Convenience	1	No	No		
BISHOP PAUL V &	61295 -164		2/27/2013	Change>Sale	627,000	No	No		
WRONSKI HENRY/E	28731-321		6/19/1998		117,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2018	411	Det. Gar	21,500					
9/23/2013	1417	Heat App	6,000	C				
6/20/2013	895	Redo Kit	77,741					
6/14/2013	868	Redo Bas	17,259					
4/28/2003	301	Manual	6,200					DEMO OLD STAIRS PI

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2014	Measured	PC	PHIL C
1/22/2014	Info Fm Prmt	EMK	Ellen K
7/11/2013	Info Fm Prmt	EMK	Ellen K
7/11/2013	Info Fm Prmt	EMK	Ellen K
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT
7/27/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42661
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6959		Sq. Ft.	Site		0	70.	0.90	12									440,141						440,100	

Total AC/HA:	0.15976	Total SF/SM:	6959	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	440,141	Spl Credit		Total:	440,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.25206423
Const Adj.:	0.99100554
Adj $ / SQ:	173.712
Other Features:	108000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	548769
Depreciation:	25243
Depreciated Total:	523526

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

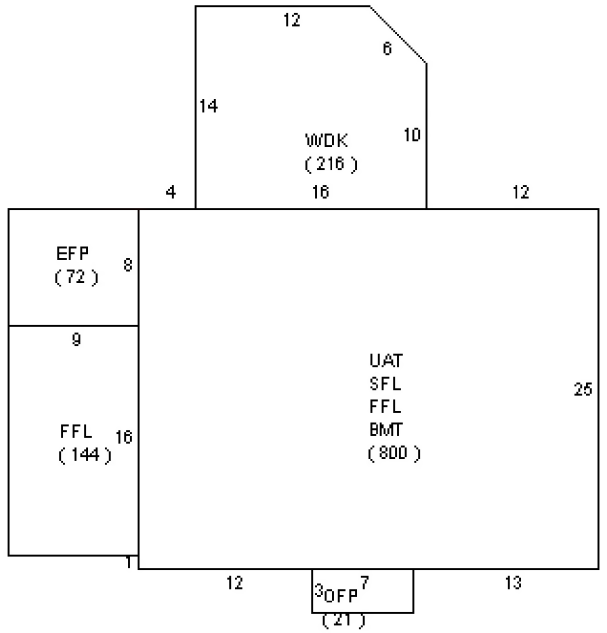
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	210.19
Special Features:	0	Val/Su Net:	197.32
Final Total:	523500	Val/Su SzAd	300.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	944	173.710	163,984
SFL	Second Floor	800	173.710	138,970
BMT	Basement	400	52.110	20,845
WDK	Deck	216	10.530	2,275
UAT	Upper Attic	200	69.480	13,897
EFP	Enclos Porch	72	64.450	4,641
OFP	Open Porch	21	43.600	916
	Net Sketched Area:	2,653	Total:	345,528
Size Ad	1744	Gross Area	3653	FinArea 1744

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50	GFB		G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1931	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400